

THE LAND PLANNING AND DEVELOPMENT (GUERNSEY) LAW, 2005
AND THE LAND PLANNING AND DEVELOPMENT (GENERAL PROVISIONS)
ORDINANCE, 2007

NOTIFICATION OF GRANT OF PLANNING PERMISSION

PROPOSALS: Variations to previously approved plans to erect 2 storey pitched roof extension with first floor terrace to east (rear) elevation and single storey extension to north (side) elevation and internal alterations (Protected Building) - Alter roof form and glazed link floor area to front elevation and alterations to fenestration.

LOCATION: Grand Saunton, Petites Hougues, Vale.

APPLICANT: Mr & Mrs S James

This permission is granted under the terms of Sections 15 and 16 of the Land Planning and Development (Guernsey) Law, 2005 (the 'Law').

Date of Grant of Permission: 09/12/2021

This notification of grant of permission refers solely to the proposals referred to above as described in your application received as valid on 25/10/2021 and the drawings referred to below. This grant of permission is subject to the following conditions:-

Drawing Nos: Jason Hobbs Architectural Services - 5975/D/1.

Application Ref: FULL/2021/2243

Property Ref: C004900000

Conditions and reasons:-

1.All development authorised by this permission must be carried out and must be completed in every detail in accordance with the written application, plans and drawings referred to above. No variations to such development amounting to development may be made without the permission of the Authority under the Law.

Reason - To ensure that it is clear that permission is only granted for the development to which the application relates.

2. The development hereby permitted shall be begun on or before 29/05/2023.

Reason - This condition reflects section 18(1) of the Land Planning and Development (Guernsey) Law, 2005 which states that planning permission ceases to have effect unless development is commenced within 3 years of the date of grant (or such shorter period as may be specified in the permission).

3. The development hereby permitted and all the operations which constitute or are incidental to that development must be carried out in compliance with all such requirements of The Building (Guernsey) Regulations, 2012 as are applicable to them, and no operation to which such a requirement applies may be commenced or continued unless (i) plans relating to that operation have been approved by the Authority and (ii) it is commenced or, as the case may be, continued, in accordance with that requirement and any further requirements imposed by the Authority when approving those plans, for the purpose of securing that the building regulations are complied with.

Reason - Any planning permission granted under the Law is subject to this condition as stated in section 17(2) of the Land Planning and Development (Guernsey) Law, 2005.

4. The permission hereby granted relates only to the variation specified above. In all other respects the development shall be carried out in full accordance with the permission dated 29/05/2020, issued under planning application reference FULL/2019/1830, and subject to the terms and conditions thereof.

Reason - To limit the effect of the permission to the specified variation/s only.

5. In accordance with the original permission, ref: FULL/2019/1830, the architrave around the internal door between the main house and extension shall be retained.

Reason - The drawings hereby approved do not include specific reference to the retention or removal of these features which were considered to form part of the special interest of the Protected Building. The condition is imposed for the avoidance of doubt in relation to this aspect of the development.

Expiry Date: This permission will cease to have effect on 29/05/2023 unless development is commenced by that date.

ADVICE AND OTHER REMARKS:-

The Planning Service notes that a substantial elevated treehouse is being erected in a tree within the domestic garden of the Protected Building, Grand Saunton, for which planning permission would be required given its size, height and location forward of an elevation of the dwelling facing a highway and within the garden of the Protected Building.

The Planning Service request that an application for this tree house is submitted within two months of the date of this permission otherwise it will be necessary to escalate the matter with Planning Enforcement.

Effect of planning permission:

Section 18 of the Land Planning and Development (Guernsey) Law, 2005 ('the Law') defines the effect of the planning permission hereby granted, namely:

- (1) Planning permission ceases to have effect unless the development permitted by it is commenced within a period of three years immediately following the date on which it is granted (or such shorter period as may be specified in the permission).
- (2) Planning permission enures for the benefit of the land concerned and of every person for the time being having an interest in it.
- (3) Any conditions subject to which planning permission is issued are enforceable in accordance with the provisions of Part V of the Law.
- (4) Planning permission for the erection of a building is only permission to use it for the purpose specified in the permission or, subject to any restriction so specified, for any other purpose for which it is designed.
- (5) Planning permission is only permission to carry out the development specified in it (subject to any conditions so specified), and does not imply the giving of any other approval or consent required under this Law or any other enactment or under any rule of law.

Right of appeal against planning decisions:

Your attention is drawn to the provisions of Section 68(1) of the Land Planning and Development (Guernsey) Law 2005, which provides a right of appeal, on the merits against a decision to grant planning permission subject to conditions (except a building condition), to the Planning Tribunal, which is independent of the States of Guernsey. An appeal to the Planning Tribunal under section 68 of the Law against this decision must be made before the expiry of the period of six months beginning with the date on which the Authority made this decision. The official Appeal Notice Forms are available on the States of Guernsey website at www.gov.gg/planningpanel and must be completed with all enclosures in multiples as requested and received within the six months deadline.

Copy of representations made:

In reaching this decision the Authority took into account any written consultations made under Section 11(1) of the Land Planning and Development (General

Provisions) Ordinance, 2007 ('the Ordinance'). A copy of any consultation responses made under section 11 will be included with this decision in accordance with section 19 of the Ordinance.

Other Remarks:

Please note that any work which abuts or affects the public highway requires prior approval by Traffic and Highway Services. Please contact Traffic & Highway Services (highways@gov.gg) for further advice. You must also ensure that any access/es to the development are constructed to meet the existing road/footway levels in accordance with their requirements.

This document is not a Building Licence and confers no approval under the Building Regulations.

A separate Building Control Licence may be required and it is the responsibility of the developer to ensure that ALL necessary consents are obtained and that any pre-commencement conditions are discharged prior to development being commenced.

A J ROWLES

Director of Planning
Planning Service



PLANNING APPLICATION REPORT

Application No: FULL/2021/2243
Property Ref: C004900000
Valid date: 25/10/2021
Location: Grand Saunton Petites Hougues Vale Guernsey GY3 5NE
Proposal: Variations to previously approved plans to erect 2 storey pitched roof extension with first floor terrace to east (rear) elevation and single storey extension to north (side) elevation and internal alterations (Protected Building) - Alter roof form and glazed link floor area to front elevation and alterations to fenestration.

Applicant: Mr & Mrs S James

RECOMMENDATION - Grant: Planning Permission with Conditions:

1. All development authorised by this permission must be carried out and must be completed in every detail in accordance with the written application, plans and drawings referred to above. No variations to such development amounting to development may be made without the permission of the Authority under the Law.

Reason - To ensure that it is clear that permission is only granted for the development to which the application relates.

2. The development hereby permitted shall be begun on or before 29/05/2023.

Reason - This condition reflects section 18(1) of the Land Planning and Development (Guernsey) Law, 2005 which states that planning permission ceases to have effect unless development is commenced within 3 years of the date of grant (or such shorter period as may be specified in the permission).

3. The development hereby permitted and all the operations which constitute or are incidental to that development must be carried out in compliance with all such requirements of The Building (Guernsey) Regulations, 2012 as are applicable to them, and no operation to which such a requirement applies may be commenced or continued unless (i) plans relating to that operation have been approved by the Authority and (ii) it is commenced or, as the case may be, continued, in accordance with that requirement and any further requirements imposed by the Authority when approving those plans, for the purpose of securing that the building regulations are complied with.

Reason - Any planning permission granted under the Law is subject to this condition as stated in section 17(2) of the Land Planning and Development (Guernsey) Law, 2005.

4. The permission hereby granted relates only to the variation specified above. In all other respects the development shall be carried out in full accordance with the permission dated 29/05/2020, issued under planning application reference FULL/2019/1830, and subject to the terms and conditions thereof.

Reason - To limit the effect of the permission to the specified variation/s only.

5. In accordance with the original permission, ref: FULL/2019/1830, the architrave around the internal door between the main house and extension shall be retained.

Reason - The drawings hereby approved do not include specific reference to the retention or removal of these features which were considered to form part of the special interest of the Protected Building. The condition is imposed for the avoidance of doubt in relation to this aspect of the development.

INFORMATIVES

The Planning Service notes that a substantial elevated treehouse is being erected in a tree within the domestic garden of the Protected Building, Grand Saunton, for which planning permission would be required given its size, height and location forward of an elevation of the dwelling facing a highway and within the garden of the Protected Building.

The Planning Service requests that an application for this tree house is submitted within two months of the date of this permission otherwise it will be necessary to escalate the matter with Planning Enforcement.

OFFICER'S REPORT

Brief Description of the site:

Grand Saunton, Petites Hougues is a detached two-storey dwelling and wing. A detached barn and former pig sty structure are situated to the west of the dwelling along with a further detached outbuilding adjacent to the south site boundary. A single-storey flat roof outbuilding and shed are situated to the north of the dwelling. A padel court is under construction and the garage and outbuilding to the south (see planning history below) have also been completed.

The planning application relates to variations to the previously approved single-storey extension to the north of the dwelling (FULL/2019/1830, see planning history below), specifically to enlarge the footprint of the extension, alter its roof form and fenestration.

The site is located Outside of the Centres and within the Bordeaux Conservation Area as designated in the Island Development Plan. Grand Saunton is a Protected Building.

The Conservation Area is characterised by winding lanes and a sense of enclosure provided by the mature vegetation, hedgerows and trees. Buildings are often one and two stories with pitched roofs, constructed of local materials and sometimes rendered.

Relevant History:

FULL/2019/0984 - Change of use of agricultural land to domestic garden and erect replacement outbuilding (retrospective) (Protected Building) – granted

FULL/2019/1828 - Replacement window south elevation, install door and window and first floor window and hatch door to existing openings to east elevation and internal alterations to detached outbuilding (Protected Building) – granted

FULL/2019/1830 - Demolish extension and erect 2 storey pitched roof extension with first floor terrace to east (rear) elevation and single storey extension to north (side) elevation and internal alterations (Protected Building) – granted

FULL/2019/1843 - Erect garage to west boundary, demolish outbuilding and erect replacement outbuilding to south boundary (Protected Building) – granted

FULL/2020/2076 - Erect padel court including; surfacing, fencing, glazing and lighting, to west boundary area, and relocate existing shed. (Protected Building) – granted

FULL/2020/2325 - Replace roof and internal first floor of barn to west boundary (Protected Building) – granted

FULL/2021/0314 - Install internal staircase (Protected Building) – granted

Existing Use(s):

01 dwellinghouse

Assessment: *(Tick as appropriate)*

no representation	☒
accords with policy	☒
within curtilage	☒
design acceptable	☒

visual amenity acceptable	☒
no material neighbour impact	☒
traffic not affected	☒

Policies considered most relevant:

Island Development Plan policies:

GP4: Conservation Area

GP5: Protected Building
GP8: Design
GP9: Sustainable Development
GP13: Householder Development

Conclusion/Brief comment:

The siting of the single-storey extension has not altered from the approved scheme. The amendments relate to the omission of a flat roof so that the entire extension has a pitched roof and alterations to fenestration including a reduction of glazing to all elevations. It is considered that the variations to the scheme will have a minimal effect on the fabric and features of the Protected Building in accordance with Policy GP5.

The proposed drawing does not clearly show whether there will be any alteration in the way the extension links to the main house. The approved scheme showed the architrave and surround of a cupboard to become an internal doorway being retained which meant there would be no adverse effect on the special interest of the Protected Building or its setting. As the application drawings do not confirm categorically that this will be retained, the matter can be controlled by planning condition in order to ensure that there is no change to the impact on the Protected Building with regard to Policy GP5. New paving was proposed in connection with the extension which was controlled by planning condition, condition 14, which has been discharged by the Development & Planning Authority.

Grand Saunton is within the Bordeaux Conservation Area and the development would not affect the boundaries of the site or the sense of enclosure of Rue des Petites Hougues. Due to the siting, at the north end of the building, and its single storey nature, the variations proposed to the single-storey extension would have a limited impact on the wider Conservation Area. The proposal achieves a high standard of design and would conserve the character and appearance of the Conservation Area, in accordance with Policy GP4.

Information has been submitted to demonstrate that the design has taken into account the use of energy and resources, in accordance with Policy GP9.

All material considerations as set out in the Land Planning and Development (Guernsey) Law, 2005 and the Land and Planning (General Provisions) Ordinance 2007 have been taken into account in the assessment of this application.

In view of the above it is recommended planning permission is granted for the variations proposed.

Recommendation:

Grant with Conditions



Date: 07 December 2021

